

# WARRANTY DEED

COPY

THIS DEED, Made this 9TH day of NOVEMBER, 1994, between  
RICO DEVELOPMENT CORPORATION, A COLORADO  
CORPORATION

a corporation duly organized and existing under and by virtue of the laws of the State  
of COLORADO, grantor, and  
WILLIAM H. BAIRD AND LORRAINE H. BAIRD, AS JOINT  
TENANTS

whose legal address is P.O. BOX 1260

TELLURIDE, CO 81435

of the County of SAN MIGUEL and State of COLORADO, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of TWO HUNDRED FIFTY THOUSAND  
EIGHT HUNDRED THIRTY-FOUR DOLLARS AND 00/100 DOLLARS, the receipt and sufficiency of which is  
hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm,  
unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the  
County of DOLORES and State of Colorado described as follows:  
Lots 5 and 6, Block 1, Town of Rico, according to the plat filed in the  
office of the Clerk and Recorder, County of Dolores, State of Colorado.

as known by street and number as: LOTS 5 & 6, BLK 1, RICO

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion  
and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand what-  
soever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and  
assigns forever. And the grantor, for itself, and its successors, does covenant, grant, bargain, and agree to and with the grantee, his heirs  
and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good,  
sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to  
grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other  
grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except  
THOSE ATTACHED HERETO AS EXHIBIT WD-RIC-1, AND BY THIS  
REFERENCE, INCORPORATED HEREIN

The grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession  
of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular  
number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its  
President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above  
written.

Attest:

RICO DEVELOPMENT CORPORATION, A  
COLORADO CORPORATION

By \_\_\_\_\_  
WAYNE E. WEBSTER, PRESIDENT

State of \_\_\_\_\_ )  
 ) ss.  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of NOVEMBER, 1994,  
by WAYNE E. WEBSTER AS PRESIDENT OF RICO DEVELOPMENT CORPORATION, A COLORADO  
CORPORATION

My commission expires \_\_\_\_\_ . Witness my hand and official seal.

Notary Public

EXHIBIT WD-RIC-1

1. Taxes for the year 1994 and subsequent years, a lien not yet due and payable.
2. Reservation of all minerals, lodes, deposits and veins of land underneath the surface of the Town of Rico; and all mining rights and easements therefor.
3. All streets, alleys, fences and fencelines, discrepancies between fences and fencelines and property lines, utilities, power and power lines, water and telephone lines, drainage facilities, water courses, rights of way and easements visible and of record.
4. Easements, restrictions, reservations, rights of way and all other matters as disclosed on plat of said subdivision.
5. Course of the Dolores River and other watercourses and continuing flow of water therein.
6. Any Resolution or other action taken by the Dolores County Board of Commissioners and/or any other Board of Commission empowered by the County, whether recorded in the records of Dolores County or not.